

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: AUGUST 13, 2009

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

SDR-35043 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: 2301 EAST SAHARA, LLC - Request for a Site Development Plan Review FOR A PROPOSED 2,450 SQUARE-FOOT RESTAURANT WITH DRIVE-THRU WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER REQUIREMENTS TO ALLOW BUFFER WIDTHS OF FIVE FEET, FOUR FEET, AND SEVEN FEET ALONG THE WEST, NORTH, AND EAST PROPERTY LINES, RESPECTIVELY, WHERE EIGHT FEET IS REQUIRED on 0.71 acres at 2301 East Sahara Avenue (APN 162-01-401-010), C-1 (Limited Commercial) Zone, Ward 3 (Reese)

C.C.: 09/16/2009

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

1

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

3

City Council Meeting

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RECOMMENDATION:

APPROVAL

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Protest Postcard
7. Submitted after Final Agenda – Support Postcards

Motion made by RICHARD TRUESDELL to Hold in abeyance to 9/10/2009

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

KEEN ELLSWORTH, VICKI QUINN, BYRON GOYNES, GLENN TROWBRIDGE, RICHARD TRUESDELL, STEVEN EVANS, GUS FLANGAS; (Against-None); (Abstain-None); (Did Not Vote-None); (Excused-None)

Minutes:

CHAIR TROWBRIDGE declared the Public Hearing open.

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DOUG RANKIN, Planning and Development, stated that the applicant is providing more than the required number of trees, and as such, staff is supporting the waivers of the landscape buffer widths for this site. The other development standards meet Title 19 and staff recommended approval.

J. DAPPER, 985 White Drive, stated they will be developing a new Sonic Hamburger stand instead of the retail building originally proposed. They worked very closely with the Atomic Age Alliance to preserve the existing Googie architecture. Staff agreed for the applicant not to provide the median, as requested in Condition 17. LUCIEN PAET, Public Works, verified that the median is not required because the Regional Transportation Commission will be making modifications that would affect that median. He recommended deleting Condition 17. MR. DAPPER agreed with all other conditions.

TODD FARLOW thanked the applicant for bringing a business that is needed in this area.

TERRY MAYFIELD was concerned about the landscaping moving 15 feet into his property line. The boundary survey conducted by MR. DAPPER was in disagreement with a previous survey. MR. DAPPER replied that a survey was recently done and did not believe there was a point of contention regarding the lot line nor was he aware of any other survey that stated something different. MR. MAYFIELD replied that after reviewing the survey it pushed his property 15 feet into the City park, and he commissioned another survey, which had the same results as the original. He was not aware of this project until he received a notice.

ASSISTANT CITY ATTORNEY BRYAN SCOTT suggested holding the item until the determination is made as to where the boundary lines are located.

MARGO WHEELER, Director of Planning and Development, indicated there is eight feet of landscaping on the north property line; therefore, if 15 feet is in dispute then that would affect the parking. MR. DAPPER agreed to the abeyance and asked that it be held for two weeks. ASSISTANT CITY ATTORNEY SCOTT advised that the Commission has the discretion to hold it for 30 days.

CHAIR TROWBRIDGE declared the Public Hearing closed.